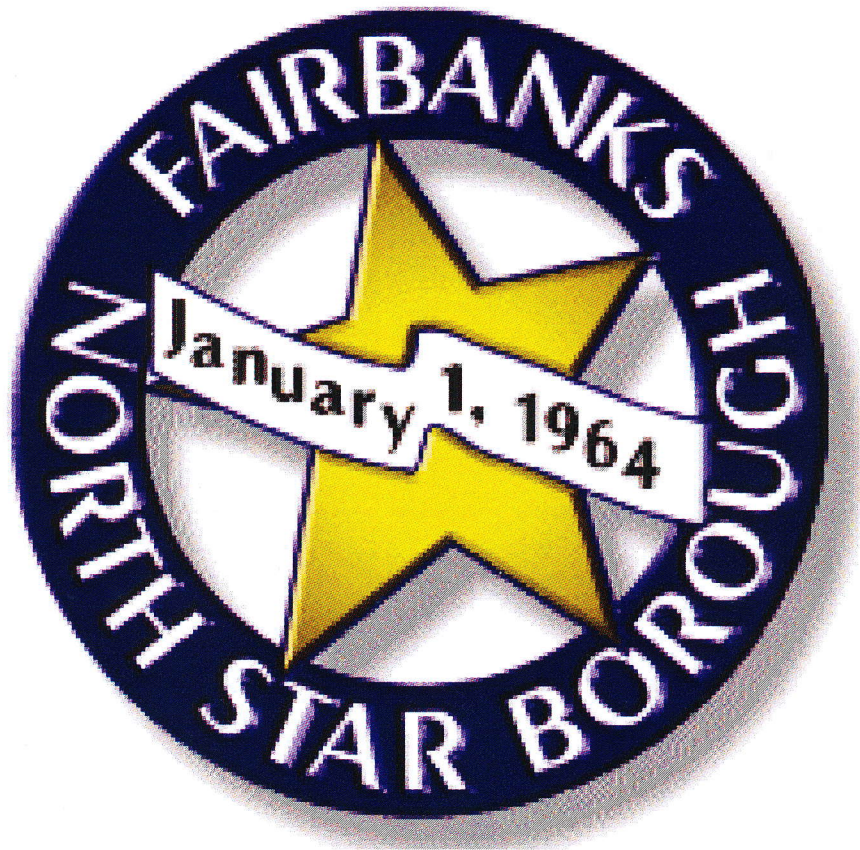


NORTH POLE LAND USE PLAN



Adopted January 28, 2010

NORTH POLE LAND USE PLAN INTRODUCTION

The Fairbanks North Star Borough Regional Comprehensive Plan adopted in 2005, is the guide for the Borough's response to future growth and change. The Plan recognizes that every community in the Borough is unique and recommends a specific land use plan be developed for each community.

From this directive, a North Pole Land Use Plan has been prepared that incorporates mixed land uses and sound transportation and pedestrian circulation as a basis for applying smart growth principles. The Plan also strives to represent the values of North Pole residents and the physical assets that make North Pole a great place to live. A North Pole Land Use Advisory Committee was instrumental in guiding the planning process and involving the North Pole public and business owners. The North Pole Land Use Plan is comprised of community goals, land use framework map, recommended implementation strategies, and proposed transportation, trails, pedestrian/bicycle and parks/ open space maps.

The primary component of the North Pole Land Use Plan is a land-use framework map which identifies a geographic representation of North Pole's preferred future land use scenario. The framework summarizes the community's desires of how development and preservation should occur in the future. The land categories provide direction to land owners, developers, government staff and elected officials as they consider a variety of land use decisions. Public and private development investment, preservation activities, infrastructure and regulatory decisions will move North Pole toward the 'desired future condition' shown on the land-use framework.

In some instances, the land-use framework show land categories that differ from an existing or proposed use on a property. The land categories do not regulate land use and are intended to only provide direction when considering future land use decisions. All structures and land use need only comply with current zoning regulations on the property. The North Pole Land Use Plan will not have any effect on a landowner's ability to sell their property. It additionally will not stop anyone from developing property under what the existing zoning allows.

Once the North Pole Land Use Plan is adopted by the Borough Assembly it will become an element of the Regional Comprehensive Plan and the land-use framework will replace the existing land use plan map for the City of North Pole. The Plan, directed by the implementation strategies, will then be used in conjunction with the Goals, Strategies and Actions of the FNSB Regional Comprehensive Plan.

Legal Impact of the North Pole Land Use Plan

It is important to note that while the North Pole Land Use Plan will reflect the Borough's official policy for the North Pole area, it is not a zoning ordinance and does not codify any design standards. Specifically, it is the intent of the Assembly in adopting this Plan that the North Pole Land Use Plan may be modified in the course of implementation decisions and that it should not be interpreted as restricting the Assembly's ability to accommodate the actual development of the North Pole area and the changing needs of the community. It is a set of recommendations that should be considered in future land use determinations including requests for future zoning changes and development in the North Pole area

NORTH POLE LAND USE PLAN COMMUNITY GOALS

Over the past year, four public meetings were held in North Pole. From that public input the following community goals were developed by the North Pole Land Use Advisory Committee to serve as a guide for the plan. The goals are not prioritized.

- **PROMOTE LOCAL SERVING RETAIL**
- **CREATE SAFE PUBLIC-USE SPACES**
- **IMPROVE AND MAINTAIN PEDESTRIAN AND BIKE CIRCULATION**
- **PROMOTE THE NORTH POLE CITY THEME**
- **PROVIDE MORE PARKS AND RECREATIONAL TRAILS**
- **IMPROVE AND MAINTAIN TRANSIT SERVICES**
- **EXPAND AND MAINTAIN PUBLIC UTILITIES**
- **CREATE OPPORTUNITIES FOR NEW BUSINESSES, INDUSTRY AND REDEVELOPMENT**
- **IMPROVE AND MAINTAIN TRAFFIC CIRCULATION AND PARKING**
- **PROMOTE A HEALTHY AND SAFE COMMUNITY**
- **PROMOTE AND DEVELOP A MEDICAL FACILITY**
- **PROMOTE ACTIVITIES FOR FAMILIES, YOUTH AND SENIORS**
- **CREATE A MIXED-USE CORE AREA**
- **PROMOTE LOCAL HISTORY CULTURE AND THE ARTS**
- **DEVELOP QUALITY HOUSING WHILE PRESERVING FAMILY FRIENDLY
NEIGHBORHOODS**
- **STRIVE TO IMPROVE AIR AND WATER QUALITY**
- **PROMOTE AN ATTRACTIVE COMMUNITY**
- **PROMOTE NORTH POLE AS A DESTINATION**
- **EXPAND POST SECONDARY EDUCATIONAL OPPORTUNITIES**

NORTH POLE LAND USE PLAN

LAND-USE FRAMEWORK / LAND CATEGORIES

LOW DENSITY RESIDENTIAL – Area with single and two family structures with density ranges from 1 to 4 units per acre.

HIGH DENSITY RESIDENTIAL – Area with multi-family structures at densities of 5 or more units per acre.

COMMERCIAL – Area to provide for a full range of commercial and retail to serve area residents and visitors.

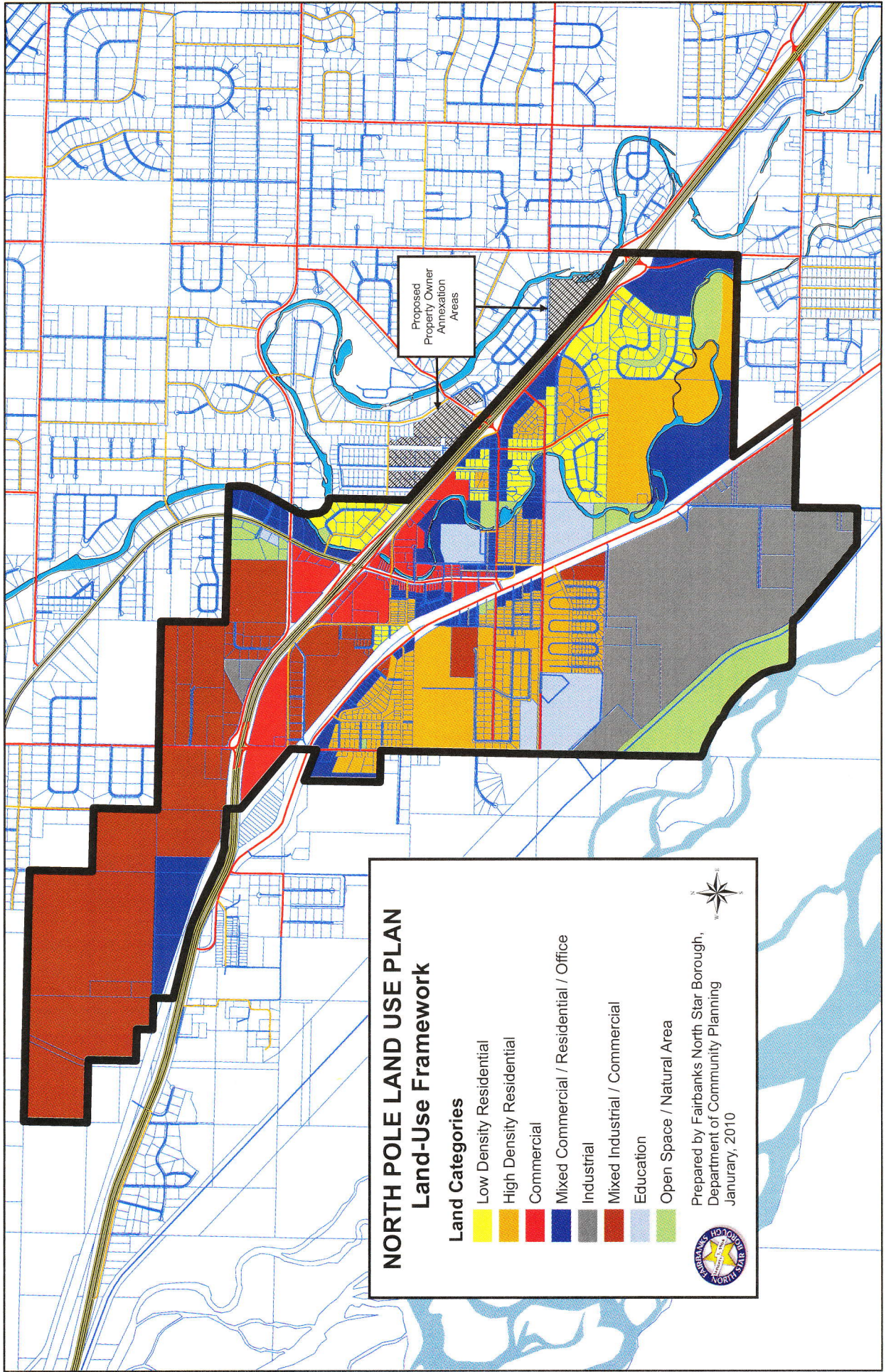
MIXED COMMERCIAL / RESIDENTIAL / OFFICE – Area to provide a combination of commercial, high density residential or office uses. Upper floor residential above retail or office uses is encouraged.

INDUSTRIAL – Area to provide for industrial activities such as manufacturing, processing and mineral extraction.

MIXED INDUSTRIAL / COMMERCIAL – Area to provide a variety of Business, Commercial, and Industrial Uses including office, general business, retail, and industrial used. New development may need buffering to minimize adverse impacts on surrounding land uses.

EDUCATION – Area to provide public and private school facilities, and Libraries.

OPEN SPACE / NATURAL AREA – Open space is an undeveloped area in a natural state, golf course, park, or cemetery, along a road that provides some visual relief from urbanization and public recreation. Open space may or may not be improved, but it does serve to interrupt more intense land uses. Natural area is an area left in natural state deemed not suitable for development. Natural areas may be minimally improved, i.e., to provide access to or through them, or to accommodate a trail, but basically they are left to their natural state.



NORTH POLE LAND USE PLAN Land-Use Framework

Land Categories

- Low Density Residential
- High Density Residential
- Commercial
- Mixed Commercial / Residential / Office
- Industrial
- Mixed Industrial / Commercial
- Education
- Open Space / Natural Area



Prepared by Fairbanks North Star Borough,
Department of Community Planning
January, 2010



NORTH POLE LAND USE PLAN IMPLEMENTATION STRATEGIES

The following strategies would best be implemented by utilizing the North Pole Economic Development Corporation to investigate public and private funding opportunities, and to prioritize urban renewal development and other projects recommended in the Plan.

- Consider changes to Fairbanks North Star Borough Title 18 to include New Zoning Districts for the following Land Categories.
 - Mixed Commercial / Residential / Office
 - Mixed Commercial / Industrial
- Provide Safe, useable road crossings for all existing and proposed pedestrian, bicycle, and trail facilities in North Pole.
- Establish public recreational sites and trails along the Beaver Springs Creek corridor with the cooperation of the affected land owner's in the form of a land use agreement.
- Expand Water / Sewer Service throughout the City of North Pole.
- Provide Opportunity for Property Owner Initiated Annexation into the City of North Pole.
- Support Alaska Railroad Rail Line Relocation.
 - Provide 200 foot corridor along the Tanana River levee for rail line relocation through North Pole.
 - Encourage reversionary land title transfers as per the 1983 Alaska Railroad Transfer Act.
- Establish off-highway vehicle land use area to be located southwest of the Tanana River Levee / 200 foot railroad re-alignment corridor, to extend north to 9 mile.

